

Zoning Docket from April 18, 2016 Public Hearing

Docket Number	Applicant	CC DISTS.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-27	Samuel L. Carrington for Connector Plus, LLC I-185 and S. Old Piedmont Highway 0608030101500 and 0609030100101 I-1, Industrial and S-1, Services To R-S, Residential Suburban	25 & 26	Approval of updated request	Approval of updated request 4/27/16	Approval as Amended 5/2/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Samuel Lindsay Carrington, Applicant representative</p> <ul style="list-style-type: none"> • When the applicant filed, intent was to rezoning the entire acreage • Understand that a large I-1 tract away from industrial use may be significant • The survey can be tweaked to a smaller area • The house would be developed on a ridge at the center of the updated survey • Client remains interested in the industrial zoning in the future • Consistent with the adjacent existing single family residents • The amended application would exclude the S-1 zoned area • Desire would be to cut a private drive from Cleveland St. along the edge of the survey boundary <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: April 7, 2016 - applicant</p>					<p><u>Petition/Letter For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 460 acres of property located on S. Old Piedmont Highway approximately 2.8 miles northwest of the intersection of Piedmont Highway and I-185. The parcel has approximately 6,250 feet of frontage along S. Old Piedmont Highway, 1,400 feet of frontage along Old Cleveland Road and 1,600 feet of frontage along Old Cleveland Street.</p> <p>The applicant states the proposed land use is for a private residence. The original request considered the entire 460 acre area, while the updated survey includes about 32 acres adjacent to existing R-S zoned, and single-family use area. The amendment is more in keeping with the preservation of future industrial area. The new survey maintains the I-1 zoning for significant land area adjacent to railway and roadway to the interstate. Due to the new focus of the rezoning, the effect of removing only this portion of land from a potential inventory of future industrial land is minimized, while the extent of the updated request for R-S is in line with the existing single-family residential area.</p> <p>It is staff's opinion that the original request would have significant impact, but the updated proposal would have minimal impact on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the updated request for R-S, Residential.</p>					
Planning Commission	<p>The Commission recommended approval of the R-S zoning for the updated 32-acre portion surveyed from the original proposal.</p>					

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Planning and Development Committee	The Committee amended and recommended approval of the R-S zoning for the updated 32.97-acre portion surveyed from the original proposal.
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